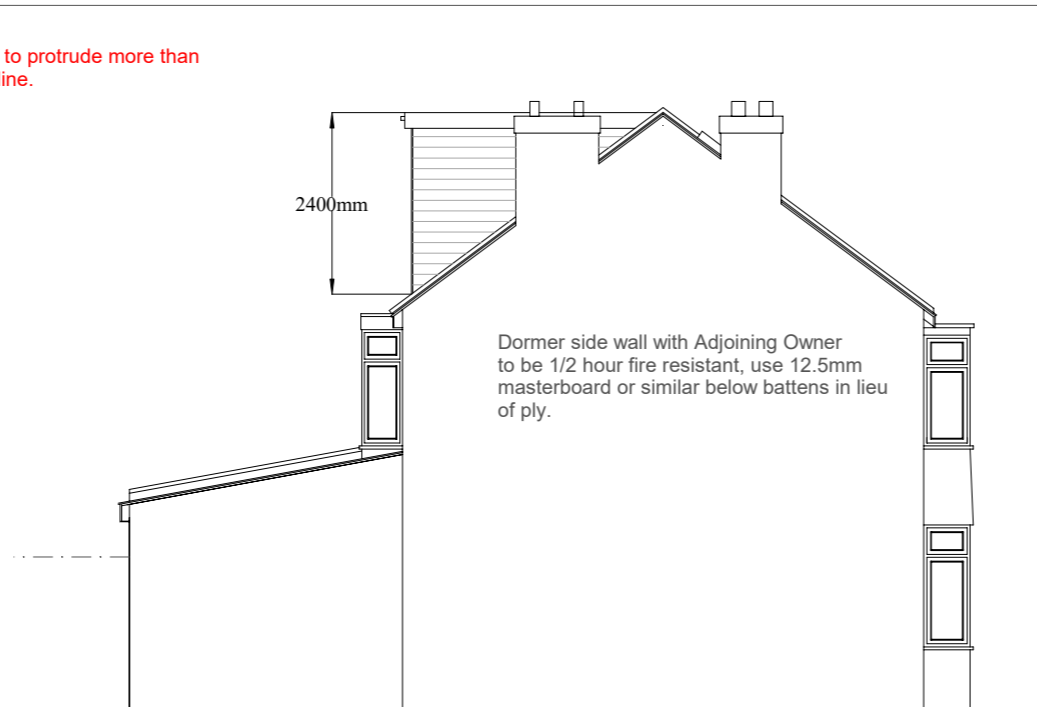
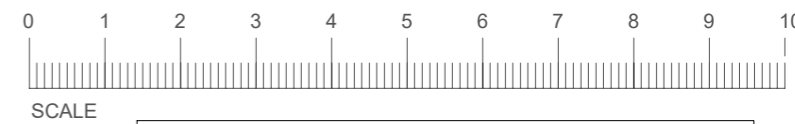




PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



Dormer tiles, roof tiles and gable wall render to be similar appearance to those used in the construction of the exterior of the existing dwellinghouse

WINDOWS AND DOORS

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

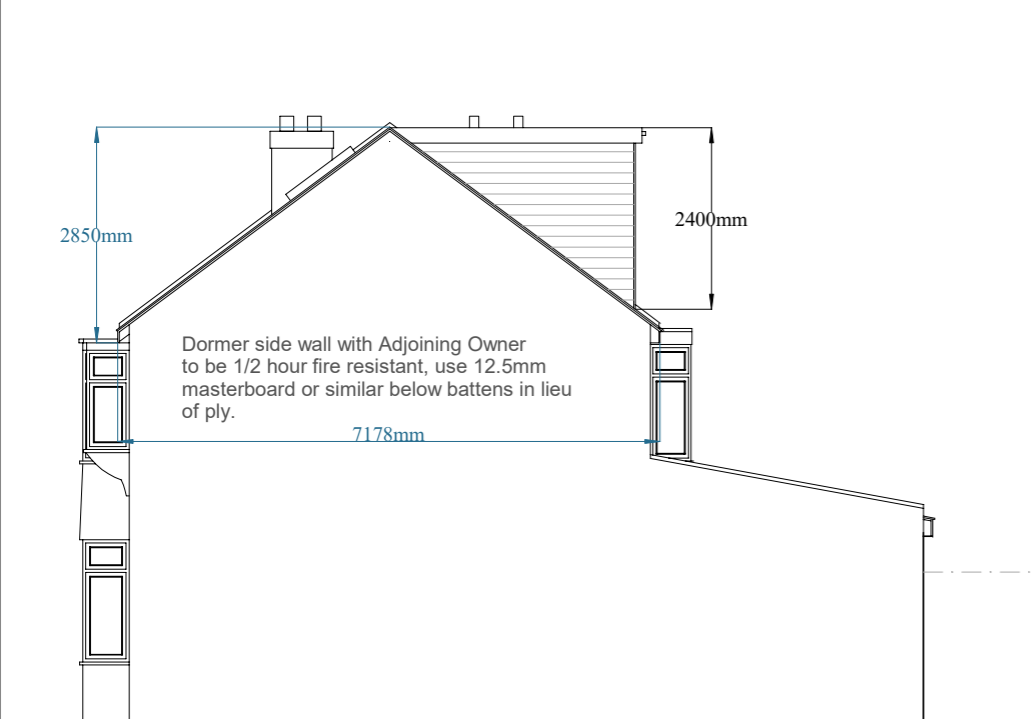
SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16-20mm argon gap and soft coat low-E glass. Window Energy Rating to be Band B or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape. Windows to be fitted with trickle vents to provide adequate background ventilation in accordance with Approved Document F.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.4W/m²K. Glazed areas to be double glazed with 16-20mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1 and Part K (Part N in Wales) of the current Building Regulations. Insulated plasterboard to be used in reveals to abut jambs and to be considered within reveal soffits. Fully insulated and continuous cavity closers to be used around reveals. Windows and door frames to be taped to surrounding openings using air sealing tape.

Window Note
non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

An application was made in 2005 for Proposal, Erection of a two bedroom 2 storey end of terrace house. Application A2005/54966 Garden Land Of 176 Henley Avenue North Cheam Surrey SM3 9SA. This created 176A Henley Avenue. In order to construct this property number 176 Henley had to have roof alterations. This has been included in the loft volume calculation.

MBL ASSOCIATES LIMITED
ARCHITECTURAL & SURVEYING SERVICES

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CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations MBL Associates Ltd engaged as designers will not accept any liability for failure of these parties to carryout their duties as required by these statutes

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ADDRESS
176, Henley Avenue,
Sutton,
Greater London
SM3 9SA

| DESCRIPTION PROPOSED ELEVATIONS | |
|------------------------------------|---------------------|
| Scale: 1:100 @ A3 | Date: 18/01/2024 |
| Drawing No | HA176/002 |